

Oakmont HOA Board Minutes
Scheduled Meeting
November 5, 2018 Peoples Bank, Quaker Branch

The meeting was called to order at 6:34 PM with the following members present: Larry Allen, Blayne Beal, Rick Derr, John Wright, Dustin Brooks and Hawkize Representatives, Brenda Hawkins and Carol Mize

Review and approved minutes from last meeting - September 24, 2018 - Larry motion, John 2nd - All Approved

The COVE - Dustin discussed the work going on in The COVE. Slow progress. He also discussed meeting with several owners in his area about the board. They do not want to take over The COVE until all of the development work and repairs are completed.

ARC - Some plans have been returned to builders for additional information or required information. It has been asked for the board to place on line the approved variances. Discussion was about builders not submitting plans and starting the project. Then builders wanting RESALE CERTIFICATES at the last minute prior to closing. The board discussed charging \$1,000 to the builder that does not submit revised plans to ARC, prior to 90 days of closing. Dustin is going to work on the verbiage.

Financial Report - Brenda went over the financials closing October 31, 2018. She also noted that the developer was going to pay back \$4,731 to the Oakmont HOA for the maintenance of The COVE, prior to year end. Also, discussed making the memo line in the ledger more detailed.

Hawkize Property Management Report - Brenda discussed David Jones schedule of mowing and cleaning of lots. Street lights are all repaired. Discussion to convert all of the median lights to LED. We currently have 50 lights of which 12 have been converted. Each lamp costs \$50. In order to convert the rest we would need to pay \$1,900 plus installation fees. Tabled until we get more money.

Brenda presented the bid proposals from various landscape maintenance companies. Board discussion to accept Dreamscapes contract, effective January 1, 2019. Larry motion, Rick 2nd - All Approved upon approval of the increase of HOA dues.

Discussion was also brought up about the "8th Amendment to the Covenants and restrictions of Oakmont Estates". We do not feel that it is the responsibility of the Board to police the usage of these vehicles. The board feels that it is the responsibility of the LPD. If this is the case we would need to amend the by-laws. Larry also asked Brenda to get in writing what the insurance company wanted exactly for Oakmont Estates to be insured.

Christmas decor was also presented and tabled due to no funding.

Next Special Meeting November 15, 2018 at 6:30 PM, Peoples Bank, 82nd Street Branch

Blayne motioned to adjourn at 8:20 PM. Dustin 2nd - All approved